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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Friday, June 4, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Phillips, Rankin,
Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence due to
Illness)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened
with prayer.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole,
His Worship the Mayor in the Chair.

- CARRIED

BUSINESS

Four Seasons Hotel Development

Pursuant to Council's instructions on May 11, 1971, the Board of Administration submitted the following report under date of June 3, 1971, in regard to submission of proposed Question to the ratepayers on the Four Seasons Hotel development matter:

"The Corporation Counsel reports as follows:

"On the 11th day of May, 1971, Council passed the following resolution:

'THAT the Board of Administration report to Council at the earliest possible date the amounts, to include acquisition and development costs, which should be included in the plebiscite to be put to the owner-electors in respect of the Four Seasons Hotels Limited matter; the Board to have authority to employ an independent valuator as considered advisable.'

Since that date a valuation has been obtained from Cunningham & Rivard Appraisals Ltd., a firm of professional appraisers, as to the value of the various interests in the property. I have also been in communication with the Chairman of the Park Board and have been advised by letter dated May 20th, 1971, that if the property were acquired for park purposes the cost of development would be approximately one million dollars.

The Professional Appraisers have submitted a report to Mr. Aitken, the Supervisor of Property & Insurance, setting the 'market value' of the fee simple interests in the property at \$7,330,000.00. The last paragraph of their report is as follows:

'It is considered that the value, as computed, and as divided, should represent compensation for the respective interests. There is no reason to assume a "value to the owner" to either the National Harbour Board or to Harbour Park. However, there may be compensable items applicable to Four Seasons interests that could be added. These items would consist of recent planning, engineering, travelling expenses, etc., associated with their endeavours during the past several months. No attempt has been made to measure these items of compensation.'

cont'd...

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Four Seasons Hotel Development (cont'd)

Since the Four Seasons Hotels Limited is entitled to receive the value to the owner, an amount would have to be included to cover architectural and engineering fees, financing fees, travelling expenses, executive time, and other similar costs. It is not possible to obtain this figure so that an arbitrary figure will have to be determined. The amount determined should be sufficient to cover every possible claim that could be validly advanced. I have suggested the figure of \$670,000.00 for the consideration of Council.

Attached hereto is the legal form in which the plebiscite should be submitted to the ratepayers, together with a copy of the letter from the Park Board. A copy of the Appraisal Report is on file with the City Clerk."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council."

Communications were noted as follows:

- (a) Letter dated May 20, 1971, from the Board of Parks and Public Recreation, advising that \$1 million would be a reasonable amount to be considered for initial acceptable park development of the two waterfront blocks.
- (b) Letter from the West Point Grey Liberal Association containing a resolution requesting full details be included in publicity on this money Question in order that electors will be fully informed of all of the circumstances.
- (c) Wire from the Vancouver and District Labour Council expressing concern and concluding with the request that the proposed Question on the issue be cancelled until Courts have made a decision on the whole matter.

MOVED by Ald. Adams,
THAT these communications be received.

- CARRIED

Page 2 of the appraisal report referring to valuation, was read.

MOVED by Ald. Adams,
THAT the wording on the Question to be put to the ratepayers and contained in draft ballot attached to the Board of Administration report of June 3, 1971, which includes a total figure of \$9 million, be approved for submission to the ratepayers on June 23, 1971.

(carried)*

(During consideration of this motion, Alderman Phillips left the meeting to attend to other business to which he had been committed earlier)

MOVED by Ald. Rankin,
THAT this whole matter be deferred for further consideration at the regular Council meeting on June 8, 1971, and placed first on that Council meeting agenda, with copies of the appraisal report being furnished to members of the Council in the meantime.

- LOST

(Alderman Calder is recorded as voting for this motion)

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Four Seasons Hotel Development (cont'd)

The motion of Alderman Adams was put. A recorded vote was requested and therefore, the result is as follows:

FOR THE MOTION

His Worship the Mayor
Alderman Bird
Alderman Wilson
Alderman Sweeney
Alderman Broome
Alderman Adams

AGAINST THE MOTION

Alderman Calder
Alderman Hardwick
Alderman Rankin

The motion was declared,

*
- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

At this point Alderman Rankin and Alderman Hardwick submitted the following as a Notice of Motion:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS Council has set a plebiscite on the Four Seasons development for June 23, 1971;

AND WHEREAS a Court action has been commenced as to the legality of certain by-laws of the City of Vancouver concerning the said Four Seasons development;

AND WHEREAS it is likely that a combined request by Corporation Counsel of the City of Vancouver and George Murray, Esq. Q.C. Counsel for the plaintiff to His Lordship the Chief Justice for an early trial date in September of this year would be acceded to;

THEREFORE BE IT RESOLVED THAT the said plebiscite be deferred until the action has been heard in the Supreme Court of British Columbia.

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(see page 4)

On the question of whether or not it was in order as a Notice of Motion, the Clerk advised the Notice would be in order if accepted by the Chair.

His Worship advised he would accept the submission as a Motion.

The Council was advised by the Clerk that before dealing with this motion it would be necessary to rescind the previous action of Council dated April 27, 1971, instructing the Four Seasons matter be put to the owner-electors as a Question at the earliest time and His Worship the Mayor ruled accordingly.

Alderman Rankin challenged the ruling of the Chair.

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Four Seasons Hotel Development (cont'd)

The following question therefore was put to the Council:

'Shall the Chair be sustained?'

On vote, the Chair was sustained.

** The motion of Alderman Rankin and Alderman Hardwick therefore was ruled out of order.

(It was agreed that copies of the appraisal report would be furnished to members of Council forthwith)

The Special Council meeting adjourned at approximately 10:20 A.M.

The foregoing are Minutes of a Special Council meeting dated June 4, 1971, adopted on June 8, 1971.


MAYOR


CITY CLERK